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To: [PRC](#)
Cc: [Juarez, Debra](#)
Subject: Project #3028516, for address 11340 23rd Ave NE
Date: Sunday, September 17, 2017 7:59:34 PM

Seattle Department of Construction and Inspections, Public Resource Center:

Please include this comment in the record for Project #3028516, for address 11340 23rd Ave NE.

We live at 11347 25th Ave NE, directly adjoining the proposed project.

We are also significantly concerned like the many neighbors who have already expressed concern about this large proposed development. As several have already commented, the property contains: steep slopes, shallow landslide areas, mature trees greater than 6" diameter, several nesting bird species, as well as existing springs in the hillside.

There is a lot of storm runoff that drains directly into our yard since the property is on a steep slope. During last year's storms, there was significant ponding that occurred due to the runoff that drained into our yard for weeks after the rains stopped. The loss of trees and the addition of impervious surfaces will only increase the drainage problem.

Seattle Stormwater Code has a couple provisions that we would like to ensure are followed:

22.805.020 MINIMUM REQUIREMENTS FOR ALL PROJECTS

Minimum Requirements for Maintaining Natural Drainage Patterns. For all projects, natural drainage patterns shall be maintained and discharges shall occur at the natural location to the maximum extent feasible and consistent with subsection

22.805.020.B. Drainage water discharged from the site shall not cause a significant adverse impact to receiving waters or down-gradient properties. Drainage water retained or infiltrated on the site shall not cause significant adverse impact to up-gradient or down-gradient properties.

Additionally, the slope above our house is known for shallow landslides (Seattle Shallow Landslide Hazard Map by Edwin L. Harp, John A. Michael, and William T. Laprade).

“Seattle Municipal Code 25.09.012 - Designation and definitions of environmentally critical areas” talks about classifying environmentally critical areas in 25.09.012 A1 as “Geologic hazard areas are liquefaction-prone areas, landslide-prone areas, peat settlement-prone areas, seismic hazards areas, and volcanic hazard areas described in subsections 25.09.012.A.2, 25.09.012.A.3, 25.09.012.A.5, 25.09.012.A.6, and 25.09.012.A.7. Landslide-prone areas include steep slope erosion hazard areas. Steep slope erosion hazard areas that are regulated for additional erosion hazards are described in subsection 25.09.012.A.4.”

We believe this proposed development area should be classified as an Environmentally Critical Area.

Information on the Seattle.gov website (<http://www.seattle.gov/DPD/Publications/CAM/cam331a.pdf>) also talks about vegetation restoration for Environmentally Critical Areas, and we would like to make sure there is a vegetation restoration plan, with the intention “to promote maintenance or creation of a naturally functioning condition that prevents erosion, protects water quality, or provides diverse habitat” (SMC 25.09.320).

Due to the proposed development meeting the requirements of an Environmentally Critical Area, it should also be subject to the requirements of Tree Protection Regulations as defined in SMC 25.11, the general requirements of 25.09.060 - General development standards, as well as 25.09.090 - Development standards for steep slope erosion hazard areas.

Our property also has several large and mature trees whose root structures may be damaged as they begin excavating the area adjacent to the property line. We would like to ensure adequate precautions are taken as not to damage these trees.

Thanks,

Scott Anschell